

Memorandum

To: Planning Commission

From: Jeff Churchill, AICP, Transportation Strategic Advisor, 425-556-2492
Kimberly Dietz, Senior Planner, 425-556-2415

Date: February 3, 2017

Subject: **Marymoor Subarea Comprehensive Plan and Zoning Code Amendments & Local Center Designation**

PURPOSE

The purpose of the Planning Commission's study session on February 8, 2017 is to complete identification of discussion issues; to continue resolving issues identified at the Commission's January 11, 18, and 25 meetings; and to potentially complete a recommendation on this amendment package. The amendment package includes Marymoor Subarea policies and regulations, amendments to the Transportation Master Plan, Water System Plan and General Sewer Plan, and the Local Center designation

PREPARATION FOR FEBRUARY 8, 2017 STUDY SESSION

In preparation for the study session, please review the enclosed, updated issues matrix (Attachment A) and let staff know if any issues are misstated or missing. Commissioners closed the oral portion of the public hearing on January 25 and held the public hearing open for written testimony. Please consider whether all aspects and concerns regarding this amendment package have been identified and send additional issues or questions to staff by Monday, February 6 at 8am so that they can be included in the updated matrix. If there are any additional discussion issues or questions provided, staff will provide an updated issue matrix to Commissioners early next week.

Below is a proposed approach for discussing remaining issues at your February 8 meeting. This approach combines related open issues and identifies the policy questions for each topic. Below are two of the questions for which staff will seek input from each of the Commissioners. Please consider these in preparation for discussing at your meeting:

- What are the core values for designing the Southeast Redmond station; and
- How should the values be applied to the proposed park-and-ride location? (F1 – F4 and G1)

Additional issues remaining and the proposed approach for the Commission's discussion include:

- Does the plan adequately leverage the investment in light rail? (D1)
- Does the proposed street and pathway system support the vision for the subarea, and will it be safe for all users in the interim period of mixed manufacturing and multifamily uses? (D2, D4, E1, and E2)
- Can the transportation and ground-floor retail requirements of the Carlson site be amended in a way that continues to support the subarea vision? (D5 and G2)
- Recommended zoning for LWTech and adjacent site: MDD4 or MDD2? MDD2 allows a broader range of uses and additional floor area capacity. (C1)
- How does the MDD4 special regulation portion for road, ground passenger, and transit transportation relate to operations by Sound Transit? (C2)

NEXT STEPS

The Commission's next study session is scheduled for February 15, if needed, to complete resolving issues for the Commission to make its recommendation. City Council review is anticipated in spring 2017.

ENCLOSURES

Issues Matrix

Please contact Jeff Churchill (425-556-2492, jchurchill@redmond.gov), or Kimberly Dietz (425-556-2415, kdietz@redmond.gov) with questions.